

PLAN ELEMENTS

Section 4.0

Draft
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INTRODUCTION

4.1

The Plan Elements in this Chapter of the Serrano Summit Area Plan form the basis of a master land use plan for development of a new community, balancing Medium Density Residential land uses with civic uses, parks, trails, open space, recreational amenities, and Public Facilities.

Among the many proposed community features, Serrano Summit will include a recreation center and two neighborhood parks for the residential development.

The land use plan for Serrano Summit is illustrated in Exhibit 4-1 “Master Land Use Plan.” Table 4-1, “Land Use Summary,” provides a description of the total acreage assigned to each land use category within Serrano Summit.



COMMUNITY THEME

4.2

The thematic inspiration for Serrano Summit draws on the authentic elements of its place and its past: from the adjacency of the Serrano Creek, the rustic character of the open space, and the legacy of the Serrano family who created one of the first cattle ranching operations in this area of the Saddleback Valley.

The Community Theme will be applied throughout the Serrano Summit community including the architecture for the residential development, recreation center, and Civic Center; project-wide landscaping along streets, parkways, parks, and the recreation center; and the designs of community walls and fencing.



Regional Identifiers and Inspiration

The historic and regional characteristics identified below have informed and inspired the thematic identity of Serrano Summit:

- Physical Characteristics of the Site
 - ~ Native vegetation
 - ~ Landforms (hills, creeks)
 - ~ Rustic and natural
- Mexican Land Grants, local history, heritage and commerce (ranching, agriculture)
- Sociology and culture (Spanish settlements, independent farming and ranching, small towns)
- Climate (semi-arid, strong and unobscured sunlight most of the year)
- Historic and traditional building styles and forms of the region (various Spanish historic and revival styles)

Thematic Criteria

- Must have the ability to be translated to all unifying community elements (buildings, walls, entry monumentation)
- Architectural theme must be capable of modern translation (inclusion of attached garages and other market and code driven features)

Recommended Community Theme

The overall guiding theme for the Serrano Summit community is characterized by the following statement:

Authentically inspired by the land, its early history and its Spanish stylistic roots.

Elements supporting the community theme are:

- Architectural styles will focus on early California “golden age” styles (up to pre-war era) rather than European transplants (Tuscan, French, English). These styles may include Monterey, Spanish Colonial, Santa Barbara and Adobe Ranch. Refer to the Architectural Styles



Sheets in the Appendix for information on these styles. Other styles may be approved, provided a style is compatible and consistent with the overall community theme and approved by the Development Services Director.

- Utilize natural materials such as stone, wood and brick, etc.
- Colors should primarily be organic and earth toned hues, borrowing from the natural beiges, browns, greens and grays of the site's vegetation.
- Promote building elements which “blur” the separations between the indoor and the outdoor
- “Small-Town” rather than “Big-City” characterizations and references.
- Create a complete sensory separation and transitional experience between leaving the industrial area and entering the residential community – visitors should feel “they have arrived at a surprisingly different and distinct environment.”
- Promote creation of public vista plazas that capture public and private viewscape opportunities where ever possible
- Maintain sensitivity of off-site views of the project from the surrounding community.



COMMUNITY DESIGN

4.3

Neighborhood Design

When implemented, the Master Land Use Plan for Serrano Summit will result in the development of a new community of walkable neighborhoods with a Civic Center located at the terminus of the central spine road ('B' Street). Sidewalks will connect the residential areas with the Civic Center. The project will be connected by on-street bicycle usage and sidewalks that encourage walking and biking throughout the community.

The plan for Serrano Summit as a "walkable" community is demonstrated in the Master Land Use Plan, and implemented by the following hierarchy of community design:

1. At the Community scale – A single community organized along a spine road ('B' Street) with the recreation center serving as the community focal point at the terminus of 'B' Street. The recreation center location allows all residents to enjoy long views and vistas of the surroundings, even those residents that do not reside on the project perimeter edges.
2. The community will include parkways and streets with sidewalks that will connect the residential areas with the Civic Center and adjacent on-site open space areas.
3. At the Neighborhood scale – Individual neighborhoods designed around shared small neighborhood parks integrating recreation and open space activities into the daily lives of residents.

Pedestrian accessibility is provided throughout Serrano Summit via a system of sidewalks adjacent to the street or separated by landscaped parkways and landscaped paseos. Bicycle access is provided on community streets.

It is encouraged that homes be oriented to front onto public gathering places enabling residents to have their "eyes on the street," promoting a safe hometown feel. Serrano Summit is a community of smaller neighborhoods offering a diversity of architectural types and styles.

Sustainability

The community design of Serrano Summit focuses on the creation of a sustainable community with resource conservation as an important development objective.

- Water conservation is a major feature of Serrano Summit with the incorporation of climate specific land design.
- Reducing automobile trips is encouraged by providing alternative modes of travel including walkways connecting residential areas with the on-site civic uses, parks, open space, and recreational amenities, thereby reducing reliance on the automobile for access to these facilities.
- To further reduce automobile trips, homes in Serrano Summit will be equipped with technologies designed to accommodate home offices potentially reducing the number of residents commuting to work.



Land Use Summary

The following table summarizes the land uses within Serrano Summit by planning area.

TABLE 4-1
DEVELOPMENT SUMMARY
BY PLANNING AREA

RESIDENTIAL PLANNING AREA	EXAMPLE PRODUCT TYPES	GROSS ACRES	UNITS	DENSITY (DU/AC)
1	~ Conventional Single Family Detached Homes ~ Rear Loaded Homes ~ Enclave Homes (Detached) ~ Motor Court Homes ~ Green Court Homes ~ Rear Loaded Duplex Homes ~ Front Loaded Duplex Homes ~ Attached Enclave Homes ~ Townhomes ~ Rear Loaded Stacked Flat Condos ~ Apartments	6.9	608	Not to exceed 25.0*
2		1.0		
3		2.0		
4		1.4		
5		7.1		
6		6.6		
7		1.8		
8		1.6		
9		1.5		
10		2.1		
11		3.5		
12		8.8		
PA 1 to PA 12 SUBTOTAL		44.3	608	Not to exceed 25.0*
13	SFA/Apartments**/**	11.9	225	18.9
SUBTOTAL RESIDENTIAL		56.2	833	14.8
14	Recreation Center	1.9	-	-
15	Neighborhood Park	0.5	-	-
16	Neighborhood Park	0.5	-	-
17	Passive/Nature Park****	3.2	-	-
18	Public Facility/Open Space (IRWD)	20.3	-	-
19	Public Facility (IRWD)	8.1	-	-
-	Roadway Rights-of-way	8.2	-	-
TOTAL		98.9	833	8.4

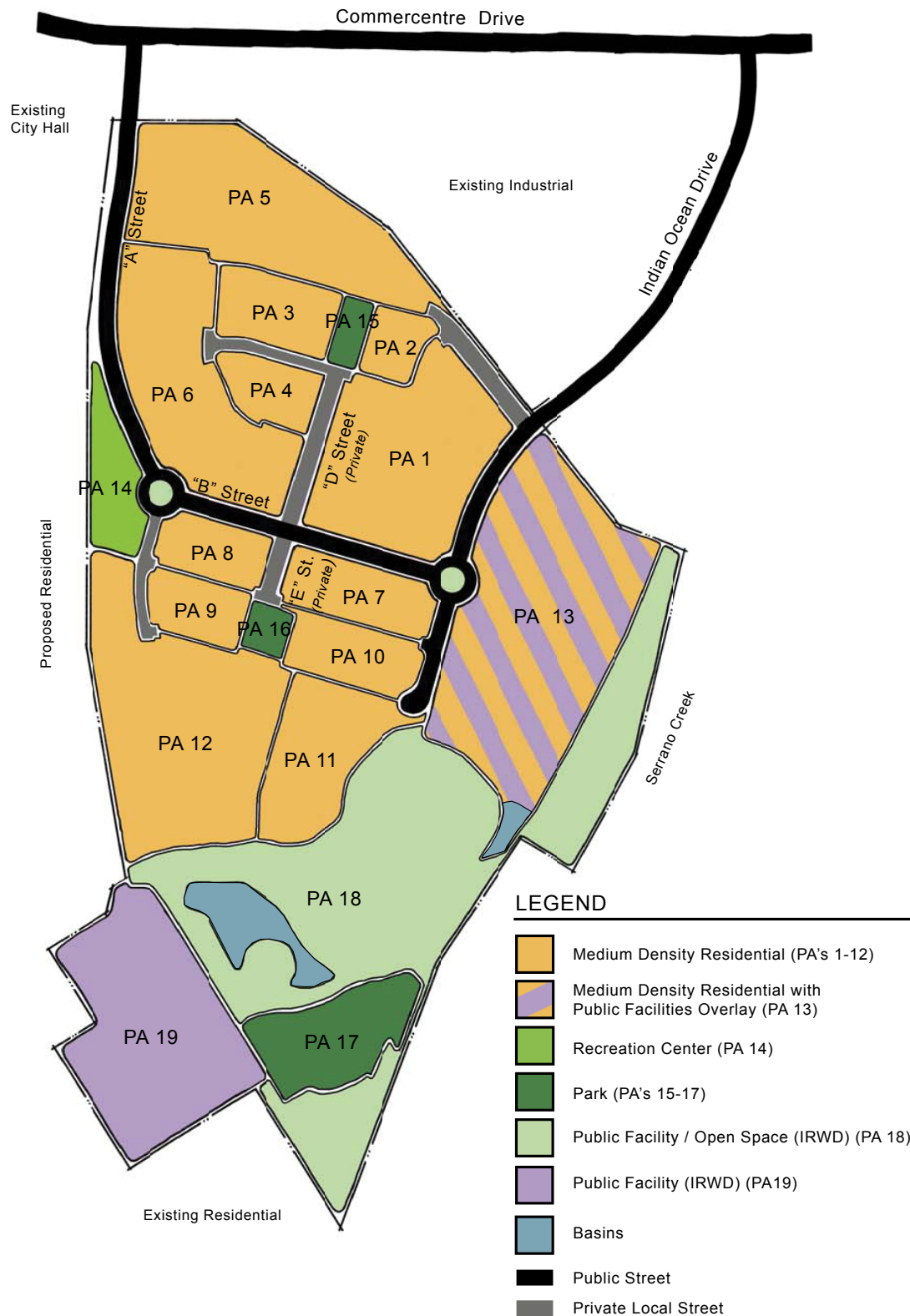
Table 4-1 Notes:

* The maximum permitted residential density per planning area shall not exceed 25 dwelling units per acre.

** The Public Facilities Overlay allows for the development of a Civic Center in Planning Area 13.

***Per the Development Agreement, if a Civic Center is developed on this site, it will be on a minimum of 9.0 usable net acres.

****Per the Development Agreement, a neighborhood park will be provided on a minimum of 2.95 usable net acres.



PLAN ELEMENTS

4.4

Residential

Residential planning areas comprise approximately 56.2 acres of Serrano Summit, including 11.9 gross acres of Public Facilities Overlay (Planning Area 13). A maximum of 833 residential dwelling units in a variety of density ranges and housing types are planned in Planning Areas 1 through 13. A description of the potential residential housing types planned for Serrano Summit is listed below. If the City elects to build the planned Civic Center on the Public Facilities Overlay, then the 11.9 gross acres will contain the new Civic Center site (Planning Area 13). Alternatively, the project may build out with up to 833 dwelling units.

A variety of residential housing types are permitted within Serrano Summit, not all of which are represented above in Table 4-1. Table 4-1 is provided as one example of how Serrano Summit may be developed in terms of product mix. Ultimately, the builders of Serrano Summit will determine the appropriate product mix, as dictated by the marketplace and within the constraints of this Area Plan.

The housing types described below are intended to address a variety of economic segments of the market. These housing types are permitted in every planning area within Serrano Summit.

Single Family Detached Residential

Conventional Single Family Detached Homes

Conventional residential homes on a variety of lot sizes are allowed. Local residential streets provide access to these home types and alternative garage configurations are encouraged with an “architecture forward” design that extends living areas and porches forward of the face of the garage.

Rear Loaded Homes

This traditional single family home concept places garages at the rear of the lot accessed from a private drive or lane. Front doors and porches face neighborhood streets or open space areas. A

pedestrian oriented streetscene is promoted with this residential type because garages are not visible from the street and driveway curb cuts are not present along the street.

Single Family Detached Enclave Residential

Enclave Homes (Detached)

Detached homes in enclaves of typically eight or less homes designed around a common private drive minimize the view of garages from the street and consolidate driveway curb cuts along neighborhood streets to promote pedestrian connectivity. The front doors of these enclave homes may be taken from the street, the common private drive, or a paseo or open space area, resulting in a variety of plotting conditions.

Motor Courts

Detached single family homes are clustered around “motor courts” which provide access to front-loaded garages. In most cases, parking can be accessed from the motor court streets. Since many homes’ front doors will face onto the interior parking court, special care must be taken to create street-friendly elevations, with front doors and windows facing the street on the homes closest to the street.

Green Courts

Green courts are detached single family homes that face onto two sides of a shared green. The shared greens provide a controlled environment for younger children and a park-like atmosphere in which to play without crossing any streets, as the court-facing homes allow easy supervision by parents or community members. Green courts also serve as a setting for informal interaction and gatherings. At least one side of the green is adjacent to a street, making front entrances visible from the street and providing on-street guest parking opportunities. Because the homes face a common green space, garages must be accessed from rear alleys or common drives.

Single Family Attached Residential

Rear Loaded Duplex Homes

Paired homes are commonly referred to as duplexes. These single family attached homes encourage the utilization of rear loaded garage configurations and “architecture forward” floor plan designs to minimize or eliminate garages visible from neighborhood streets.

Front Loaded Duplex Homes

Front loaded duplex homes take both front door and garage access from the neighborhood street. Though attached, these homes often have massing that suggests the character of a detached home, making these duplexes compatible with lower-density neighborhoods.

Attached Enclave Homes

Attached enclave homes consist of attached units that remove garages from the street and consolidate curb cuts with access provided from private drives. Front doors may either face an open space courtyard created by the form of the building, with pedestrian walkways separated from the street, or directly onto the neighborhood street itself.

Townhomes

This traditional attached home concept places garages at the rear of the building accessed from a private drive or alley. Front doors and porches face neighborhood streets and open space areas. Generally, no garages face the street and no driveway curb cuts interrupt the pedestrian connectivity along the street.

Rear Loaded Stacked Flat Condos

In stacked condominiums products, garages are oriented onto a private motorcourt served by a drive, with front doors opening onto linear paseos, courtyards or neighborhood streets.

Multi-Family Attached Residential

Apartments

Apartments include all types of rental products and may vary in height from two to three stories. Apartments may include garages and/or carports.

Civic Center (Public Facilities Overlay; Planning Area 13)

Approximately a 11.9 gross acre site within Serrano Summit is Medium Density Residential, but is also subject to a Public Facilities Overlay. The site is currently planned for a Civic Center. The Civic Center will be designed to serve as the governmental offices for the City of Lake Forest. The Civic Center is anticipated to contain a City Hall, a Community Center, sheriff/police facilities, a public outdoor plaza, and surface and structured parking.

Public Facility/Open Space (Planning Area 18)

Approximately 20.3 acres within Serrano Summit will be identified as Public Facility/Open Space. The open space will include a multi-purpose trail. The trail will provide connections between the Serrano Summit community and the regional trail system (i.e., the Serrano Creek Trail) and the 3.2 acre passive/nature park (Planning Area 17). The trail will provide pedestrian and bike connectivity from the northeastern portion of the City of Lake Forest along Serrano Creek and adjacent to Serrano Summit.

Public Facility (Planning Area 19)

Approximately 8.1 acres on-site are now used for or planned for development of Public Facility uses by IRWD in Planning Area 19. This area will continue to be used for the IRWD water facilities.

Parks & Trails

Approximately 6.1 acres of Serrano Summit are reserved as parks, trails, and a recreation center. Approximately 4.2 acres of the 98.9 acre project area will be developed as parkland to provide for the active and passive recreational needs of the community in addition to a 1.9 acre recreation center site. The

neighborhood parks will be located within a short walking distance of the surrounding residences.

There will be two on-site neighborhood parks. There will be one neighborhood park in Planning Area 15 and another in Planning Area 16. Each neighborhood park shall be a minimum of 0.5 acre in size. Each of the 0.5 acre neighborhood parks will be improved with one or more of the following amenities:

- Seating areas
- Sport court
- Tables, benches, trash cans, drinking fountains, and barbecues
- Shade structure for group recreation purposes
- Play area/tot lot
- Informal gathering areas

In addition to the neighborhood parks, the project will include a Passive/Nature Park on-site adjacent to Serrano Creek that will be approximately 3.2 acres in size. The park is described in more detail in Section 9.11 and on Exhibit 9-17. This park will contain, at a minimum, the following amenities:

- Tables, benches, trash cans, drinking fountain, and barbecues
- One shade structure for group recreation purposes
- Hitching posts
- Watering trough

As part of the neighborhood parks system, Serrano Summit includes development of an approximately 1.9 acre private recreation center. This recreation facility will be available for use by Serrano Summit residents and their guests. The facility will include a clubhouse building, restrooms and showers, a swimming pool, tot lot, open play area, and surface parking lot. The recreation center has been specifically sited to offer views and vistas of the surrounding areas.

The parks, trails, open space, and Public Facilities planned for Serrano Summit are illustrated on Exhibit 4-2, "Master Plan of Parks, Trails, and Open Space."



MASTER PLAN OF PARKS, TRAILS & OPEN SPACE

EXHIBIT 4-2



N.T.S.